



**MEMORANDUM**

**Planning Division – PZ Memo No. 16-072**

**DATE:** OCTOBER 5, 2016

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** SUSAN FIALA, AICP, CITY PLANNER *SF*

**SUBJECT:** DVR16-0021 WARNER PROFESSIONAL CENTER

**Request:** Rezoning from Planned Commercial Office (PCO) district to Planned Area Development (PAD) for PCO uses, along with a Preliminary Development Plan (PDP) for signage

**Location:** 1257 W. Warner Road, west of the southwest corner of Warner and Alma School roads

**Applicant:** Rob Hehlen, The Hehlen Company, LLC

**Project Info:** Approximately 1.2 acres, two multi-tenant office buildings

**RECOMMENDATION**

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

**BACKGROUND**

Warner Professional Center is an existing office development located at 1257 W. Warner Road, west of the southwest corner of Warner and Alma School roads. In 1983, the property received Council approved Planned Commercial Office (PCO) District zoning as part of a six-acre development. As time passed, the surrounding PCO parcels, in the original development, were rezoned while this parcel maintained its PCO zoning designation.

The request is for rezoning from Planned Commercial Office (PCO) district to Planned Area Development (PAD) for PCO uses, along with a Preliminary Development Plan (PDP) for signage.

The rezoning maintains the permitted PCO land uses as listed in the Section 35-2901 of the Zoning Code. Section 39-9.6 PCO District of the Sign Code permits one sign per lot or parcel

October 5, 2016

and directional signs. The one sign may be wall-mounted or low-profile. An existing, low-profile freestanding sign, containing the site address and six tenant panels, is located along the Warner Road frontage. The development identification name is not provided on the low-profile sign, thus the new building sign identifies the development. Building mounted signage includes ¾ inch thick acrylic reverse pan channel letters with a logo, non-illuminated. The sign package includes one wall-mounted sign, individual office plaques, and directional signs. Additional details can be found within the attached exhibits.

### **DISCUSSION**

Planning Staff supports the request finding the sign package coincides with approved sign plans for existing office developments. The sign package provides a minor modification to the PCO zoned property and is sensitive to the nearby residential developments by maintaining the same PCO land uses.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was sent in lieu of a neighborhood meeting. Planning Staff has not received any inquiries on the request.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

### **RECOMMENDED ACTIONS**

#### **Rezoning**

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0021 WARNER PROFESSIONAL CENTER, subject to the following conditions:

1. Development shall be in substantial conformance with the exhibits as represented by the applicant in case DVR16-0021 WARNER PROFESSIONAL CENTER, except as modified by conditions herein.
2. Permitted land uses shall be consistent with the Planned Commercial Office (PCO) District.

#### **Preliminary Development Plan**

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0021 WARNER PROFESSIONAL CENTER, subject to the following conditions:

1. Development shall be in substantial conformance with the exhibits as represented by the applicant in case DVR16-0021 WARNER PROFESSIONAL CENTER, except as modified by conditions herein.
2. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
3. The site shall be maintained in a clean and orderly manner.
4. The applicant shall be required to apply for a sign permit and meet current City standards.

## **PROPOSED MOTIONS**

### **Rezoning**

Motion Planning Commission to recommend approval of rezoning request DVR16-0021 WARNER PROFESSIONAL CENTER, from Planned Commercial Office (PCO) to Planned Area Development (PAD) for PCO uses, subject to the conditions as recommended by Planning Staff.

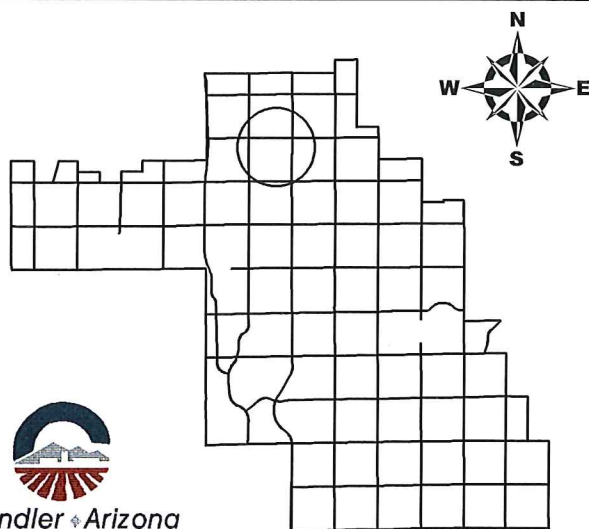
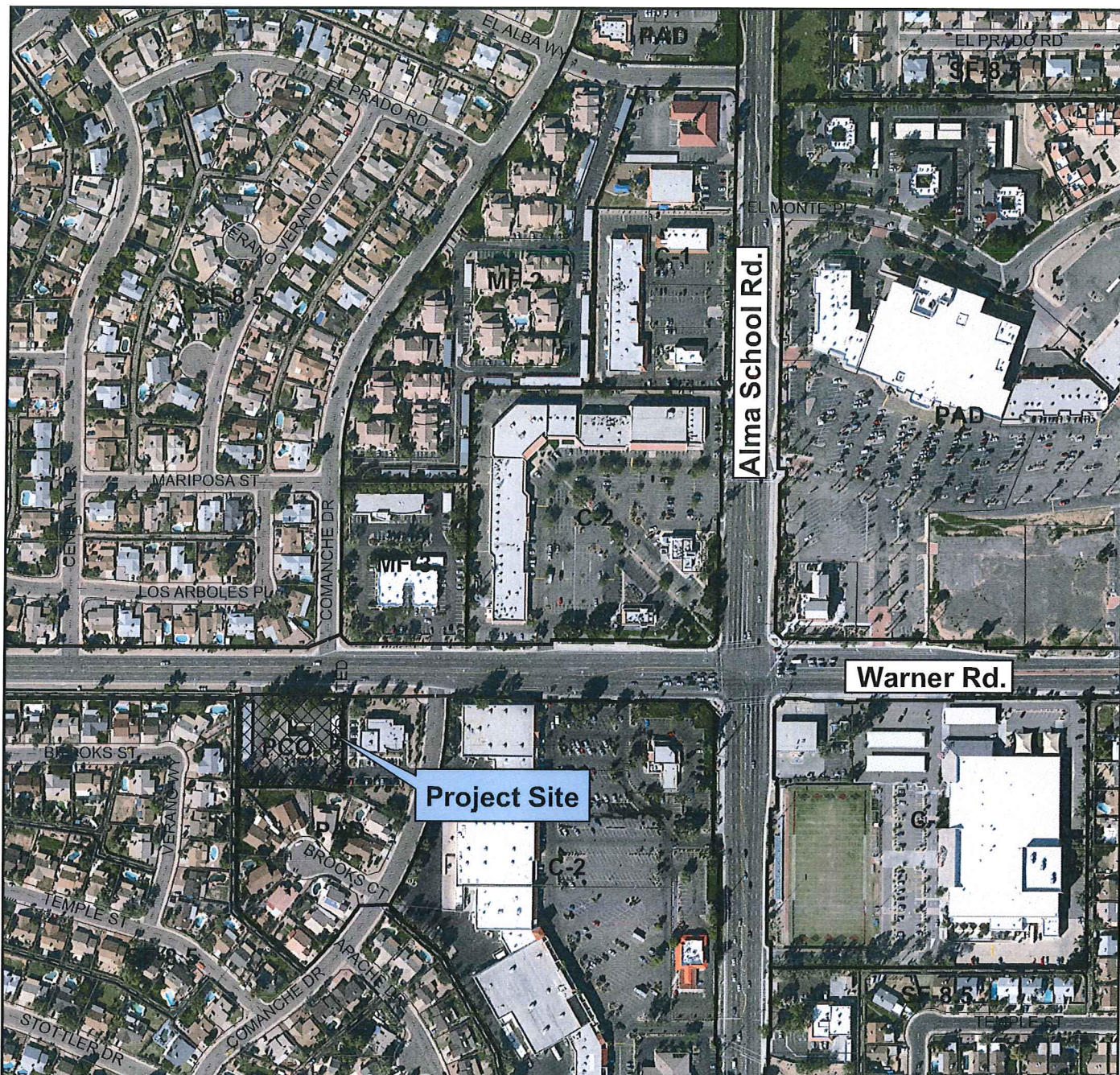
### **Preliminary Development Plan**

Motion Planning Commission to recommend approval of request DVR16-0021 WARNER PROFESSIONAL CENTER, for signage, subject to the conditions as recommended by Planning Staff.

### **Attachments**

1. Vicinity Maps
2. Site Plan
3. Narrative
4. Proposed Wall Mounted Sign
5. Existing Low-Profile Sign
6. Directory Signs
7. Office Plaques
8. Building Photographs





## Vicinity Map



DVR16-0021

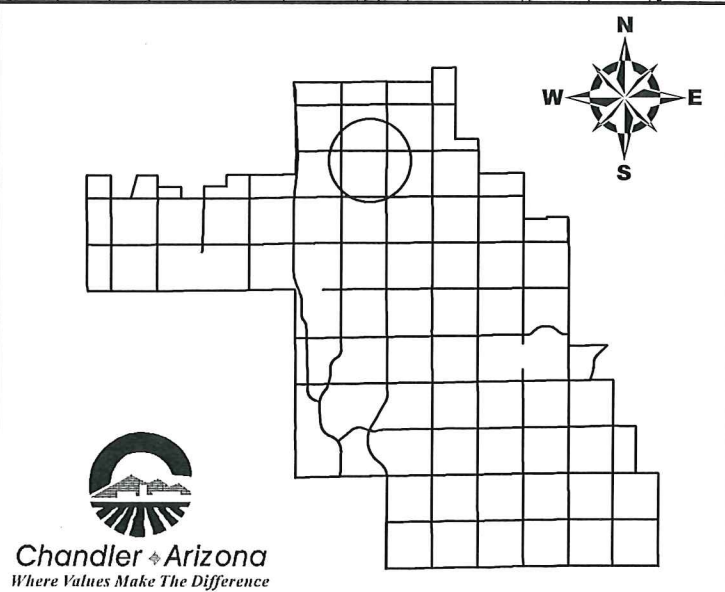
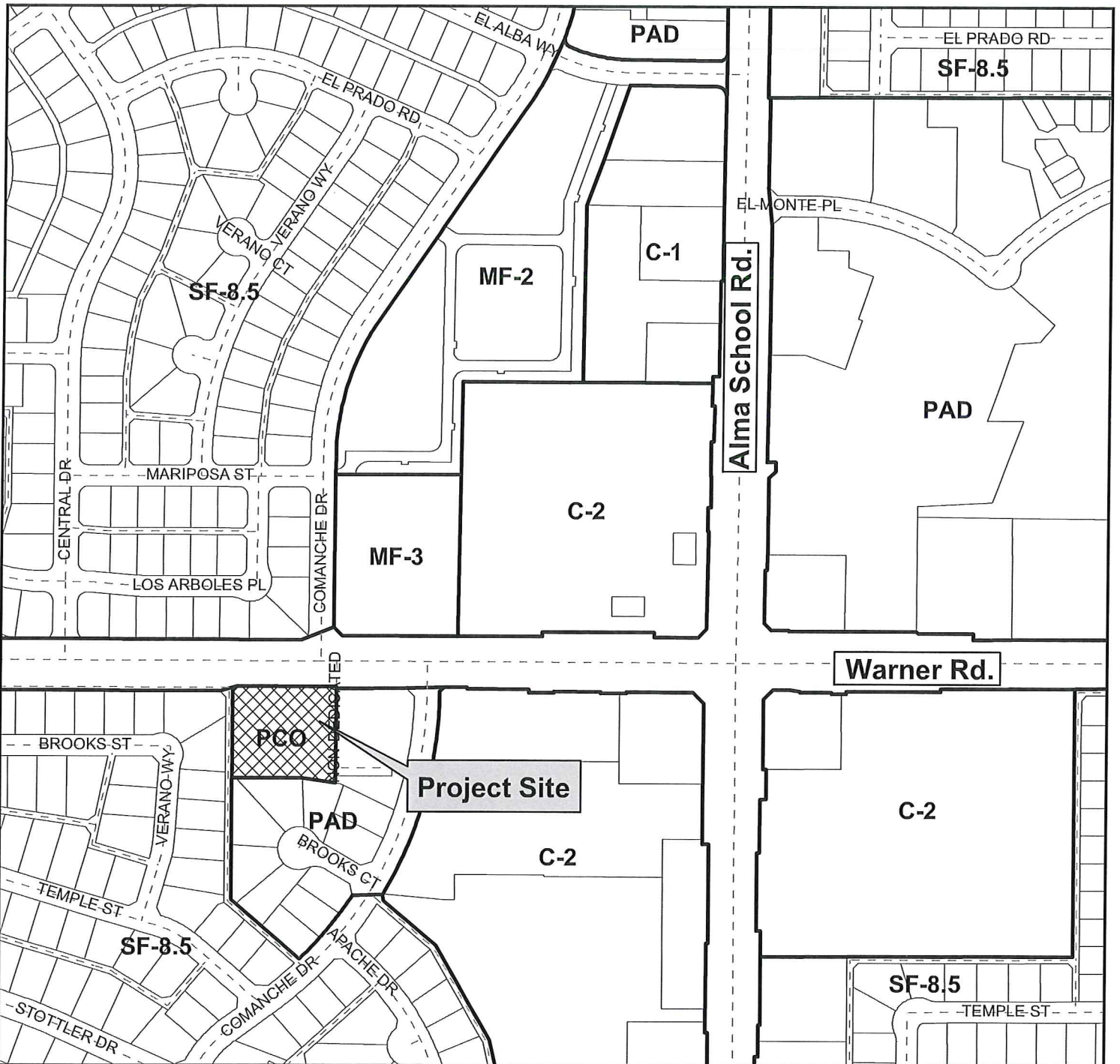
**Warner Professional Center**



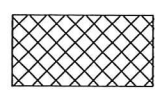
**Chandler Arizona**  
Where Values Make The Difference

CITY OF CHANDLER 7/26/2016





## Vicinity Map



DVR16-0021

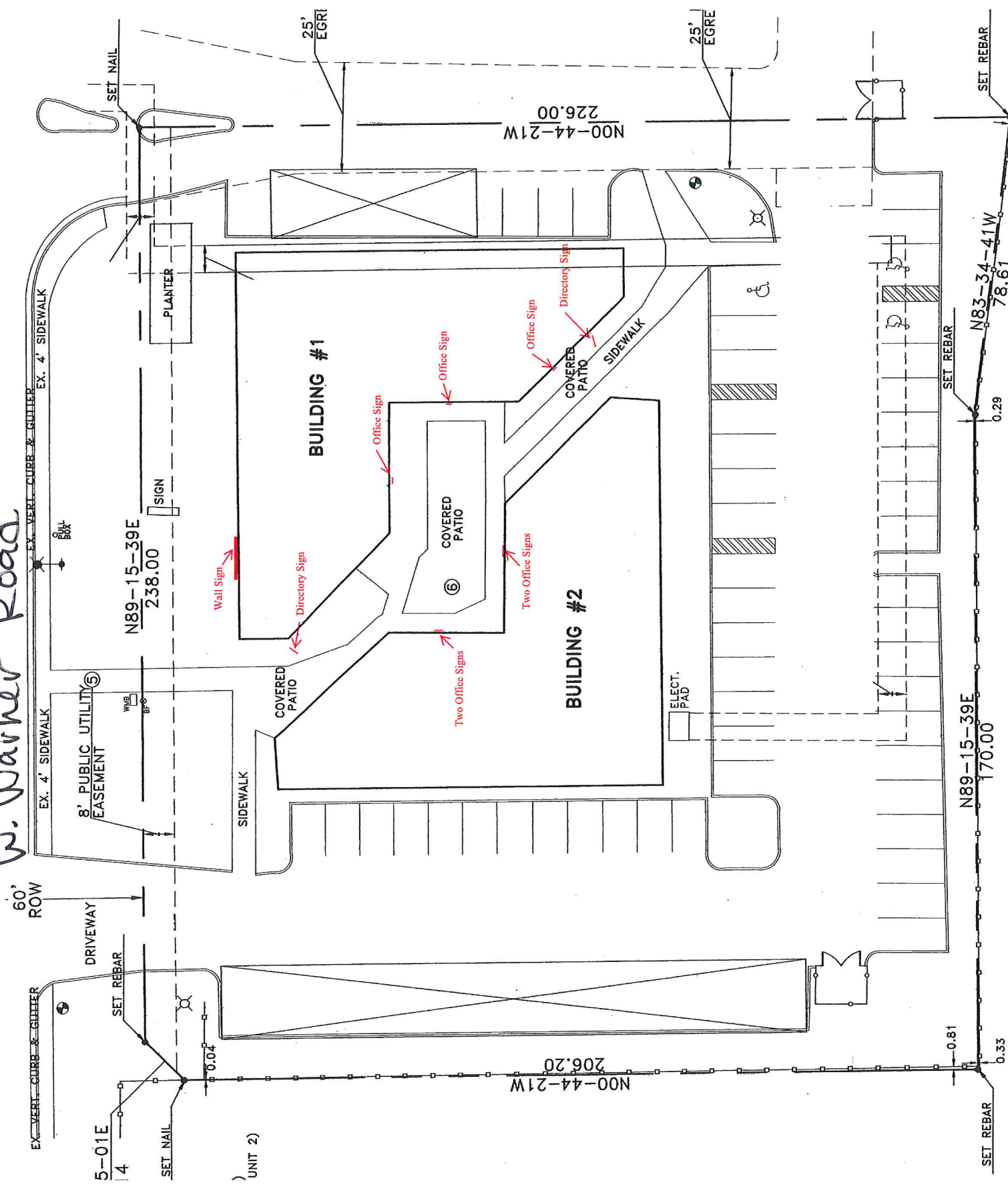
**Warner Professional Center**



**Chandler, Arizona**  
Where Values Make The Difference

W. Warner Road

T<sub>2</sub>



Site Plan



# WARNER PROFESSIONAL CENTER

## DESCRIPTION AND SIGN PLAN

### PROJECT DESCRIPTION

The purpose of this application is to change the zoning for the property at 1257 W Warner Road from PCO to PAD for PCO uses in order to allow for additional building signage. The additional signage has already been installed on the building and a change in the zoning would allow the building to comply with zoning codes as it currently does not. The additional signage is a wall sign that faces W Warner Road, two directory signs in the entrances to the courtyard of the building and office plaques for each suite (seven total).

### BUILDING SIGN

3/4" thick acrylic letters and logo to read: "Warner Professional Center" as shown in file titled: "Warner Logo Felix Tilting Type". "W" in "Warner" will be 15" in height and overall sign dimension including logo will be 143" wide and 35" tall. Letters will be painted custom colors as specified. Wall on building is 9' high. Sign will be non-illuminated

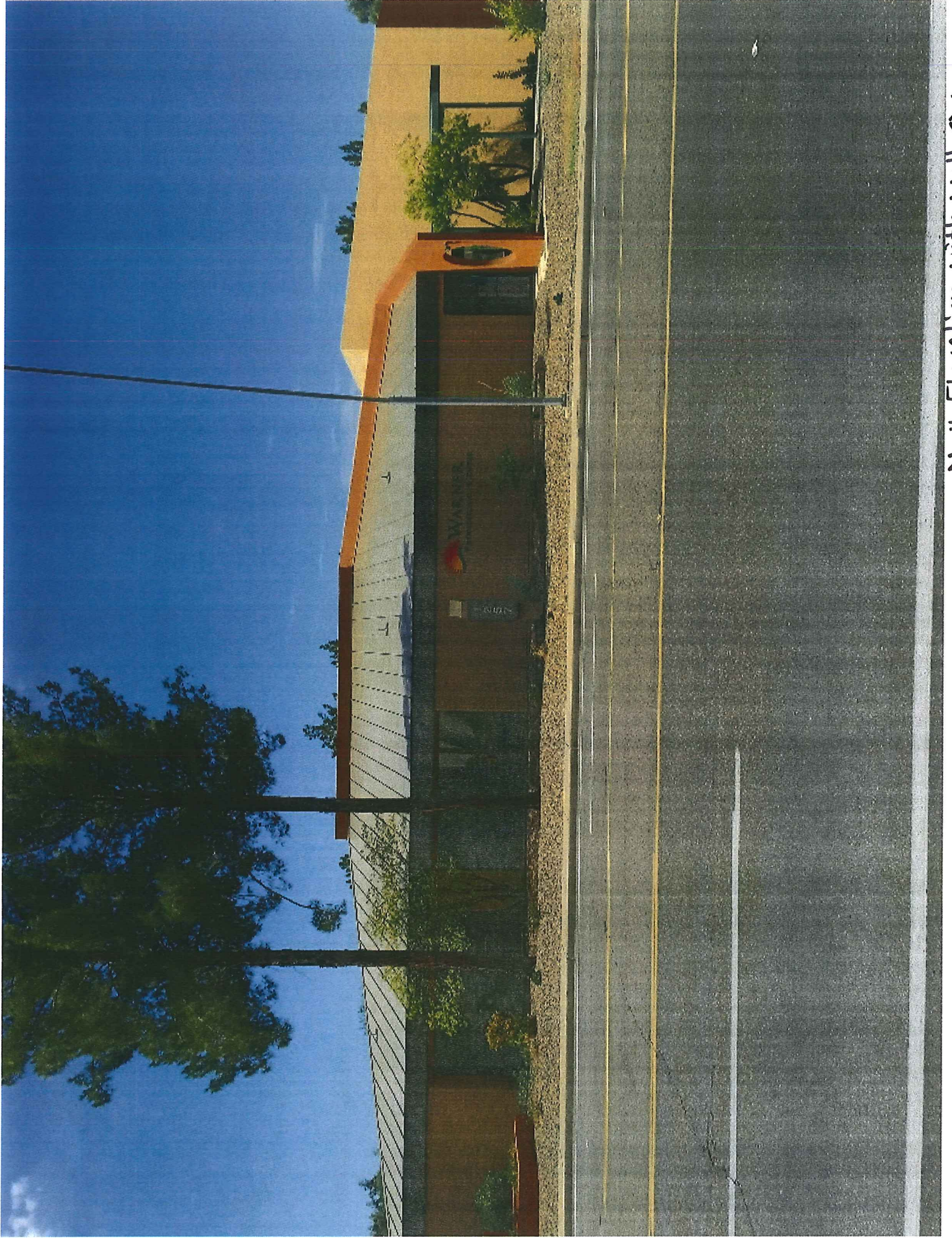
### DIRECTORY SIGNS

Fabricate and install two directional signs for Warner Professional Center as shown in. Tenant names to be listed below site plan with suite numbers on site plan.

### SUITE PLAQUES

Fabricate and install suite plaques with customer supplied finished granite. Installation on block wall to utilize spacers behind granite to ensure consistent appearance and brushed stainless steel stand offs between granite and acrylic panels. Tenant information to be in white high performance cut vinyl.





North Elevation with wall sign



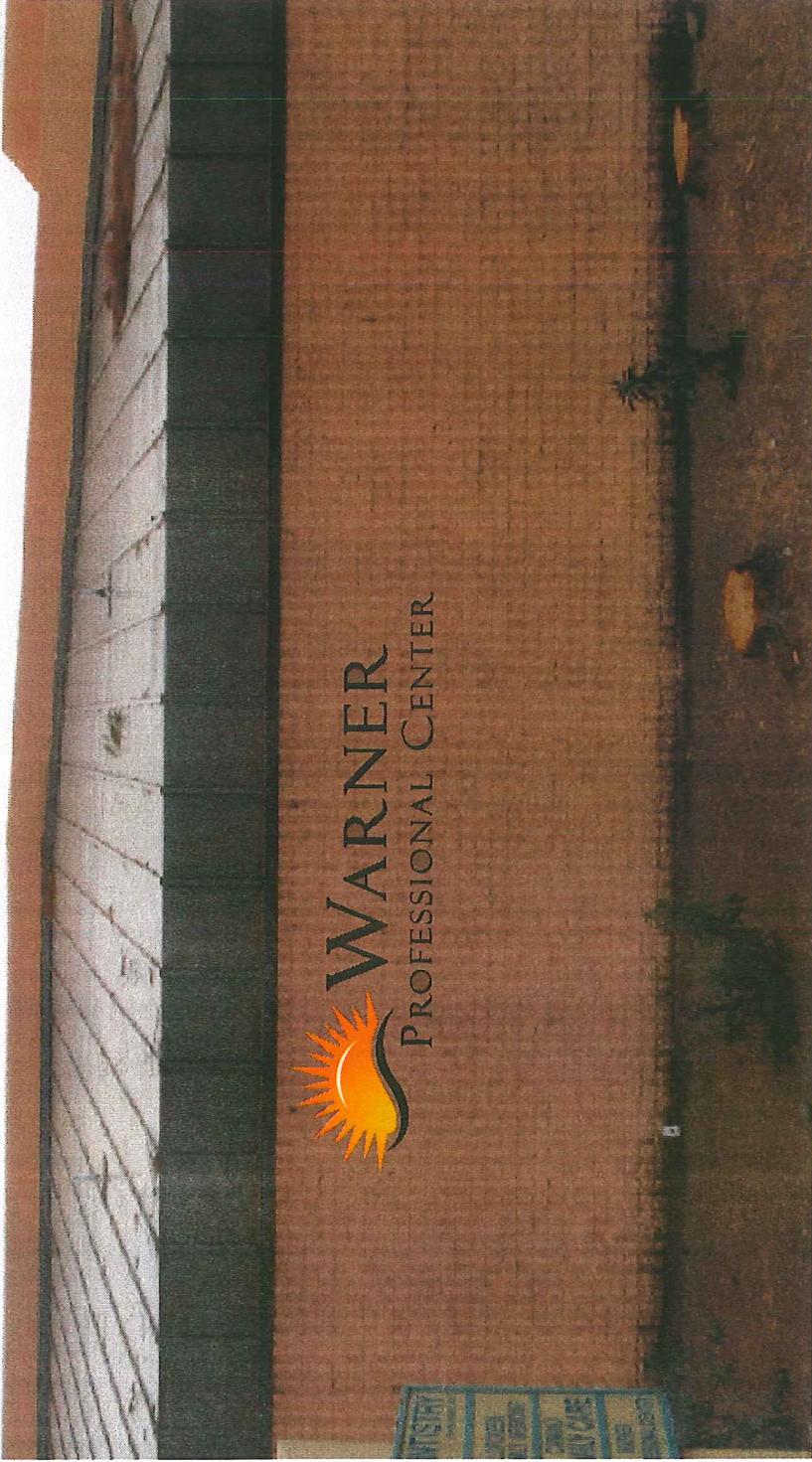


WARNER  
PROFESSIONAL CENTER

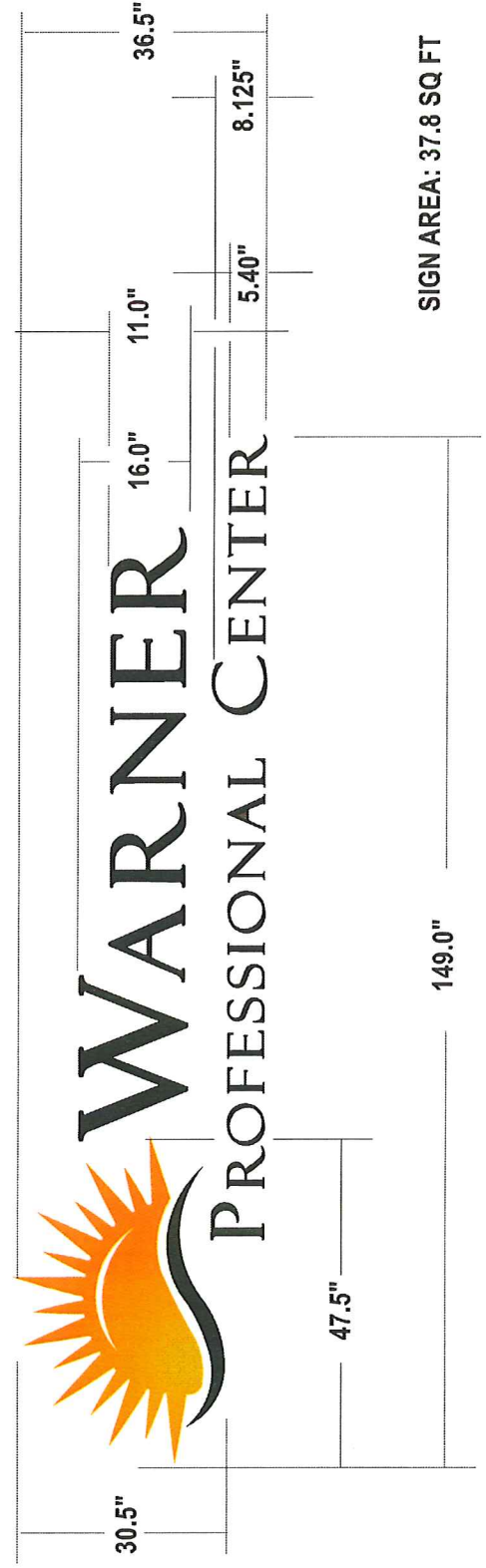


Wall Sign





Pre-Install Mockup





Existing  
Monument Sign



Monument Sign

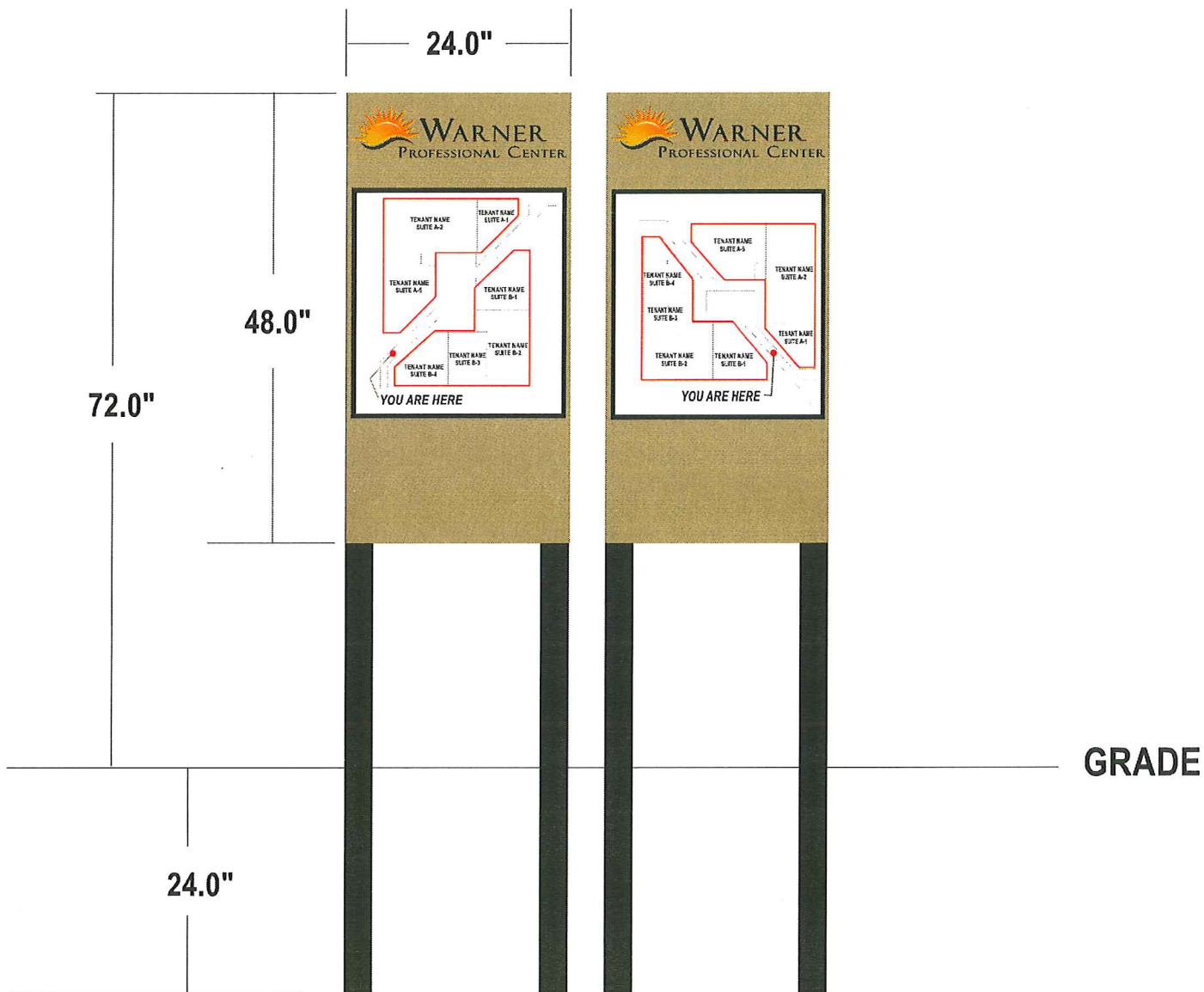


## A photograph showing a person's arm and hand holding a small, rectangular object, possibly a piece of wood or a tool, against a dark background. The object is light-colored and has some text or markings on it. The person's arm is visible, and they are wearing a dark shirt. The background is dark and out of focus.



SE Entrance





Directory Signs





office Plaques





B-3

COMPANY NAME AND LOGO  
TO FIT INTO THIS GREY  
RECTANGLE  
APPROXIMATELY 8 X 16

12"

18"

Office Plaque Dimensions





East Elevation - No signage



South Elevation - No signage





West Elevation - no signage